

June 9, 1967

MEMORANDUM

TO: Boston Redevelopment Authority  
FROM: Edward J. Logue, Development Administrator  
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-823  
Raymond J. Myette  
5 Clementine Park, Dorchester

Petitioner seeks a conditional use to convert a grocery store to a veterans post in a residential (R-.8) district. The property is located at the corner of Centre Street and is a short distance from the Shawmut M.B.T.A. Station. The immediate area is business-oriented (an abutting L-.5 district) and the proposed use does not appear to be inconsistent. Approval is recommended.

VOTED: That in connection with Petition No. Z-823, brought by Raymond J. Myette, 5 Clementine Park, Dorchester, for a conditional use permit to convert a grocery store to a veterans post in a Residential (R-.8) district, the Boston Redevelopment Authority has no objection to the granting of the permit. The proposed use is consistent with the immediate local business-oriented area.

Re: Petition No. Z-824  
Dorchester Lower Mills Knights  
of Columbus  
1100 Washington Street, Dorchester

Petitioner seeks a change in a conditional use and dimensional variances for front and side yard deficiencies to erect a one-story addition to a club facility in a Local Business (L-.5) and General Residence (R-.5) district. The proposed extension will conform to the existing facility in appearance, will provide increased storage space, and will not adversely affect the general character of the area. Recommend approval.

VOTED: That in connection with Petition No. Z-824, brought by Dorchester Lower Mills Knights of Columbus, 1100 Washington Street, Dorchester, for a change in a conditional use and two dimensional variances to erect a one story addition in a Local Business (L-.5) and General Residence (R-.5) District, the Boston Redevelopment Authority has no objection to the granting of the permit. The expansion will conform to the appearance of the existing structure and is compatible with the general character of the area.

Re: Petition No. Z-825  
Leo Sarno  
30 Annafran Street, Hyde Park

Petitioner seeks dimensional variances of minimum lot size, lot width, and frontage less than required to erect a one family dwelling in a single family (S-.5) District. The proposal will result in a deficiency of 2800 square feet lot size and 20 feet lot width. To allow a building on this sub-standard lot would add considerable density and adversely affect the general residential character of this area. Recommend disapproval.

VOTED: That in connection with Petition No. Z-825, brought by Leo Sarno, 30 Annafran Street, Hyde Park, for three dimensional variances to erect a one family dwelling in a single family (S-.5) District, the Boston Redevelopment Authority is opposed to the granting of the variances. Only 3200 square feet of a 6000 square feet building lot requirement is supplied. This substantial deficiency would adversely affect the general residential character of the area.

Re: Petition No. Z-826  
N. E. Nuclear Assay Corp.  
609-613 Albany St., Boston

Petitioner seeks dimensional variances of excessive floor area ratio and insufficient rear yard to erect a two story addition to an existing three story structure in a light manufacturing (M-2) District. The violations appear to be minimal and adequate off street parking will be provided on adjacent property owned by petitioner. The South End Project staff reports favorably. Approval is recommended.

VOTED: That in connection with Petition No. Z-826, brought by N. E. Nuclear Assay Corp., 609-613 Albany Street, Boston, for two dimensional variances to erect a two story addition in a Light Manufacturing (M-2) District, the Boston Redevelopment Authority has no objection to the granting of the petition. The violations are minimal and adequate parking will be supplied by petitioner within a short distance of the structure.

Re: Petition No. Z-827  
Larry M. Cole  
1952-1954 Centre St., West Roxbury

Petitioner seeks variances of minimum lot area per additional dwelling unit and off street parking less than required for a change of occupancy in a General Business (B-1) District. He proposed to convert a two family and beauty salon to a four family and beauty salon. Transportation Division reports unfavorably in view of the off street parking deficiency which will add to the traffic congestion in this area. No hardship or special conditions are involved to justify the granting of the petition. Recommend denial.

VOTED: That in connection with Petition No. Z-827, brought by Larry M. Cole, 1952-1954 Centre Street, West Roxbury, for two variances to change occupancy from a two family and beauty salon to a four family and beauty salon in a general business (B-1) District, the Boston Redevelopment Authority is opposed to the granting of the variances. Petitioner has not presented any real evidence of hardship or practical difficulty. Furthermore, Centre Street is already heavily congested and off street parking should be provided.

Re: Petition No. Z-828  
Dr. Thomas Bethoney  
653 Columbia Rd., Dorchester

Petitioner seeks change in a conditional use and a variance of rear yard less than required to erect a one-story addition, to replace a rear porch destroyed by fire, in an apartment (H-1) district. The existing structure is occupied as a residential dwelling and a dental office. The yard violation is similar to that which previously existed and is minimal. Approval is recommended.

VOTED: That in connection with Petition No. Z-828, brought by Dr. Thomas J. Bethoney, 653 Columbia Road, Dorchester, for a change in a condition use and a dimensional variance to erect a one-story addition to the rear of existing structure in an apartment (H-1) district, the Boston Redevelopment Authority has no objection to the granting of the petition. The proposed will replace a rear porch destroyed by fire and the yard violation, previously existing will not adversely affect the area.

Re: Petition No. Z-829  
Zenon & Nadia Matkiwsky  
474 Hyde Park Ave., Roslindale

Petitioner seeks a forbidden use to convert a one-family and Doctor's offices to Doctor's offices in a Residential (R-.5) district. The owner, a Doctor, has moved to another State to begin a residency in surgery and his local practice has been carried on by another Doctor who now proposes to purchase the building and enlarge his practice. The conversion will not adversely affect the area and approval is recommended.

VOTED: That in connection with Petition No. Z-829, brought by Zenon & Nadia Matkiwsky, 474 Hyde Park Avenue, Roslindale, for a forbidden use to convert a one-family and Doctor's offices to Doctors' offices in a residential (R-.5) district, the Boston Redevelopment Authority has no objection to the granting of the petition. It would be a definite hardship, if the established medical practice were to be relocated to another area.

Re: Petition No. Z-830  
Matthew C. Striggles  
41 Elmore Street, Roxbury

Petitioner seeks a dimensional variance of minimum lot area per additional dwelling unit deficiency to change occupancy from one to four families in a residential (R-.8) district. The Washington Park staff reports unfavorably on the basis that the building cannot support four families and the traffic problem would be increased by the change. Recommend disapproval.

VOTED: That in connection with Petition No. Z-830, brought by Matthew C. Striggle, 41 Elmore Street, Roxbury, for variance to convert a one-family to four families in a Residential (R-.8) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposed conversion will not conform with the Washington Park Urban Renewal Plan. The structure cannot support four families and the traffic problem would be increased by the change.

Re: Petition No. Z-831  
Bessie & Theodore Kalanvokis  
15 Leamington Road, Brighton

Petitioner seeks dimensional variance of front yard and corner cut-off less than required to erect a one-family dwelling in a Residential (R-.5) district. The Violations will be minimal and the unusual contour of the land will allow sufficient visibility for traffic. Approval is recommended.

VOTED: That in connection with Petition No. Z-831, brought by Bessie & Theodore Kalanvokis, 15 Leamington Road, Brighton, for two dimensional variances to erect a one family dwelling in a Residential (R-.5) District, the Boston Redevelopment Authority has no objection to the granting of the variances. The violations will be minimal and will not adversely affect the area.

Re: Petition Nos. Z-832 & 833  
Blue Water Trust  
84 Atlantic Avenue; 32-35 & 37  
Commercial Wharf, Boston

Petitioner seeks a conditional use to convert stores and storage area to stores, offices, and 18 apartment units in a light manufacturing (M-2) District. The Waterfront Project Director reports no opposition to the proposed conversion. All requirements of the code have been met. Approval is recommended.

VOTED: That in connection with Petition Nos. Z-832 & Z-833, brought by Blue Water Trust, 84 Atlantic Avenue; 32, 35, 37 Commercial Wharf, Boston, for a conditional use to convert stores and storage to stores, offices and 18 apartment units, in a Light Manufacturing (M-2) district, the Boston Redevelopment Authority has no objection to the granting of the permit. The use conforms with the approved Waterfront Renewal Plan.

Re: Petitions Nos. Z-835, Z-836 & Z-837  
Beachway Apartments, Inc.  
1 Peters St., 741-745 East Sixth St.,  
South Boston

Petitioner seeks several dimensional variances and off-street parking less than required to erect a  $3\frac{1}{2}$  story, 16 unit apartment building at Peters Street (Apartment, H-1) district, and two three-story and basement 40-unit apartment buildings at East Sixth Street (Apartment, H-1 and Local Business, L-1) districts. Cars cannot be parked as shown on plan of East Sixth Street because of inadequate maneuvering space. The illegal parking in front yard and lack of sufficient spaces add to the congested nature of the area. Lot area per additional dwelling unit, open space and front yard are insufficient; floor area ratio is excessive. Traffic visibility across corner at Peters Street is insufficient and could create a serious traffic hazard. Transportation Department reports unfavorably. Denial is recommended.

VOTED: That in connection with Petitions Nos. Z-835, Z-836 & Z-837, brought by Beachway Apartments, Inc., 1 Peters Street & 741-745 East Sixth St., South Boston, to erect a 16-unit and two 40-unit apartment structures in Apartment and Local Business districts, the Boston Redevelopment Authority is opposed to the granting of the variances. Cars cannot be parked as shown at East Sixth Street because of inadequate maneuvering area. Illegal front yard parking and lack of sufficient spaces add to the congested nature of the area. Corner traffic visibility violation is serious. Code requirements would be met by a reduction in the number of apartments to be provided.

Re: Petition No. Z-838  
Thomas Kane  
118-120 Spring St., West Roxbury

Petitioner seeks dimensional variances of excessive floor area ratio and side yard insufficient to erect a one-family dwelling unit over a retail store in a Single Family (S-.5) and Local Business (L-.5) district. He was mistakenly granted a permit by the Building Department in March of 1966 to construct the store and one-family dwelling, however, this permit was subsequently revoked. Nonetheless, the petitioner was allowed to complete the retail store. He now wants to construct the second floor apartment in accordance with his original plans. The staff has no objection and recommends approval.

VOTED: That in connection with Petition No. Z-838, brought by Thomas Kane, 118-120 Spring St., West Roxbury, to erect a one-family dwelling unit over a retail store in a Single Family (S-.5) and Local Business (L-.5) district, the Boston Redevelopment Authority has no objection to the granting of the variances. This appears to be a reasonable use of land. The completed structure will be consistent with the general character of the neighborhood.

Re: Petition No. Z-839  
Helen J. Reavey  
4 Woodstock Avenue, Brighton

Petitioner seeks dimensional variances of lot area per additional dwelling unit and usable open space less than required to change occupancy from two to three families in a General Residence (R-.8) district. Petitioner states that the additional use is a finished part of the dwelling. Several three-family homes exist in the surrounding area. The neighborhood will not be adversely affected. Approval is recommended.

VOTED: That in connection with Petition No. Z-839, brought by Helen J. Reavey, 4 Woodstock Ave., Brighton, for two variances to change occupancy from two to three families in a General Residence (R-.8) district, the Boston Redevelopment Authority is not opposed to the granting of the petition. Several three family dwellings exist in the surrounding area. The general character of the neighborhood will not be adversely affected.

Re: Petition No. Z-840  
Helen Pfeifer  
1640 Columbia Road, South Boston

Petitioner seeks two dimensional variances to erect a two car carport in a Residential (R-.8) District. The property is located at the corner of L and Ticknor Streets, opposite the L Street Bathhouse. The carport would occupy approximately 90% of rear yard and abut adjacent lot lines at side and rear. A one car port could be supported but denial is recommended as submitted.

VOTED: That in connection with Petition No. Z-840, brought by Helen Pfeifer, 1640 Columbia Road, South Boston, for two dimensional variances to erect a two car carport in a General Residence (R-.8) District, the Boston Redevelopment Authority is opposed to the granting of the variances. The use would occupy most of the rear yard, abut adjacent lot lines at side and rear, and have an adverse affect on the immediate neighbors.

Re: Petition No. Z-841  
Rachel Marino  
115-117 Paul Gore St., Jamaica Plain

Petitioner seeks a dimensional variance of side yard less than required to replace existing side porch with a one story bedroom addition in a General Residence (R-.8) District. The violation is minimal and the need for the additional room is quite genuine. Approval is recommended.

VOTED: That in connection with Petition No. Z-841, brought by Rachel Marino, 115-117 Paul Gore Street, Jamaica Plain, for a side yard variance to erect a one story addition in a General Residence (R-.8) District, the Boston Redevelopment Authority has no objection to the granting of the variance. The violation is minimal and the additional bedroom will serve a useful family purpose.

Re: Petition No. Z-834  
The Children's Hospital Medical Ctr.  
320 Longwood Avenue, Boston

Petitioner seeks four variances to erect a laboratory and research facilities building containing a fourteen-story tower and two one-story wings in a General Business (B-4) district. The facility will replace research space now located in obsolete buildings, enable the total research program to expand to present need, and integrate various research programs within one building. A zone change from Apartment (H-3) to General Business (B-4) was recently approved by the Zoning Commission. The Fenway and Transportation staffs report favorably. Approval is recommended.

VOTED: That in connection with Petition No. Z-834, brought by the Children's Hospital Medical Center, 320 Longwood Avenue, Boston, for variances to erect a laboratory and research building in a General Business (B-4) district, the Boston Redevelopment Authority has no objection to the granting of the petition. The facility, which conforms with the Fenway Renewal Plan, will replace research space now located in obsolete buildings, integrate various research programs and enable the total research program to expand to its present requirement.

The following petitions have been heard by the Board of Appeal before this report is presented.

Z-820	Rogerson House	434 Jamaicaway, Jamaica Plain
Z-821 & Z-822	Leo & Evelyn Swartz	1170 Massachusetts Avenue & 25 Allstate Road, Dorchester

